

September 26, 2021

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To the Members of the Zoning Board of Appeals,

This letter is being submitted on behalf of two residents/homeowners of Fairlawn Street. This project not only affects abutters but many other residents/homeowners along route 122 Worcester Street and the neighborhoods just off that road.

Wyman-Gordon has been a valued business in Grafton for 75 years. The current building sits very far back and offers a large grass buffer between its building and the road. They do not generate a large amount of traffic or noise. In regards to the variances requested by Wyman Gordon for the new development, we have serious concerns.

In regards to the first variance for additional height of the building, we are against the Zoning Board of Appeals approving this. The biggest impact from granting this variance would be the light cast from the outdoor lighting into the abutters and adjacent neighbors' homes. The current Wyman Gordon Building is over 400 feet off the road and yet at night, most of the residents of Fairlawn Street, some 700 plus feet away from the building can see these lights at night from their homes. The lighting from this proposed new building, approximately 350 feet *closer* to the road, will increase the amount of light trespass that the neighbors of this project will have to endure. The plans call for the use of LED lighting which is commonly known to be much brighter than the older fluorescent lighting. Each light has dusk to dawn photo sensors and can be over 14,000 lumens, which can cast light up to 700 square feet. The plans state these lights reduce light trespass issues, however the nearest abutters will be approximately 100 feet away. We have concerns for our neighbors on Maplewood that this light trespass will not only be annoying to deal with, but could lead to the real possibility of health concerns like sleep deprivation due to the constant bright lights in their homes. In the early evenings of the winter, when it is dark at 5 pm, the lights from this new proposed building could be shining on their properties for 12 or more hours a day.

In regards to the reduced number of parking spaces. As the project is to build a warehouse, the ask for a variance on the parking should be denied, in our opinion. It is currently unknown who the end-user will be and how many workers they will employ. The parking requirements for a building this size should not be waived. Not only does the Town need to consider who might utilize this facility in the near term, but they must consider who might be a future user. There must be enough parking to satisfy the needs of a building that size. There does not appear to be information in the proposal that suggests why the developers are wanting to build a smaller parking lot, other than the desire to build the largest facility they can on this parcel of land. We strongly recommend that the Planning Board vote against the variance for the reduced parking spaces.

Respectfully submitted,

John B. Perry
8 Fairlawn Street

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6 Fairlawn Street

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Zoning Board of Appeals